CITY OF CONWAY  
PLANNING COMMISSION MEETING 
THURSDAY, NOVEMBER 1, 2018  
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Brian O’Neil, Gloria Robinson-Cooper, Alex Hyman, Chris Guidera, Kendall Brown, John Thomas

Absent: Mark Stanley, Chris Sansbury

Staff: Mary Catherine Hyman, Planning Director; Alicia Shelley, Secretary

Others: Glenn Wood of Seacoast Church, Sammy Gay of Venture Engineering

I. CALL TO ORDER
Chairman Green called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES
A. Hyman made a motion, seconded by O’Neil to approve the September 6, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS
A. Request to rezone approximately 5.27 acres of property located at 1500 Highway 501 Business (TMS # 151-00-01-056 | PIN: 383-01-01-0007) from Horry County Highway Commercial (HC) to Planned Development District (PD).

M. Hyman stated that the Seacoast Christian Community Church filed an application to annex 5.2 acres of property located at 1500 Highway 501 Business. The property was formerly Christ Community Church and annexation is required to continue water service to the property. The UDO requirement says that any religious use using property greater than 3 acres must rezone to Planned District. A detailed narrative of the proposal is attached.

M. Hyman said the applicant, Glenn Wood was present to answer any questions.

A. Hyman asked if there was any public input. M. Hyman said no calls had been received.

A. Hyman made a motion to recommend the annexation and rezoning as presented to City Council.
M. Hyman then stated that the UDO does say that it would go before the Community Appearance Board if Planning Commission so chooses.

Green asked the applicant if he was making any changes to the outside of the building. Wood said not at this time.

Green amended the motion to waive the requirement to go to the Community Appearance Board.

A. Hyman’s motion was seconded by Thomas, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

Chris Guidera arrived at the meeting.

IV. SUBDIVISION REVIEW

A. Coastal Point West – Sammy Gay with Venture Engineering on behalf of JEB LLC, requests preliminary approval and road name approval Coastal Point West consisting of 183 lots currently zoned R2 located on East Cox Ferry Road (PIN 36600000015).

M. Hyman stated that Sammy Gay with Venture Engineering requests preliminary approval and road name approval of Coastal Point West consisting of 183 lots that are currently zoned R2 on East Cox Ferry Road. M. Hyman then stated that the ordinance says that the Planning Commission are required to give preliminary approval of plans before going to Council. The Technical Review Committee is currently reviewing the plans. The developer also requests approval of the following street names: Whitewater Drive, Eddy Loop, Bluewater Drive, Brook Court, and Glassy Lane.

M. Hyman said that the Engineer was present and could answer any questions.

A. Hyman made a motion to recommend to City Council the names of the roads and the preliminary review of the subdivision. The vote in favor was unanimous. The motion carried.

V. 2019 MEETING SCHEDULE

M. Hyman presented the 2019 Planning Commission meeting schedule and stated that the Conway’s Unified Development Ordinance says, “an annual schedule of regular meetings shall be adopted, published, and posted in the Planning Department each year in December.”

O’Neil made a motion to accept the meeting schedule as presented. It was seconded by A. Hyman and the motion carried unanimously.
VI. PUBLIC INPUT

None.

Green stated that he had something to discuss with the board and hopes to push onto Council. He heard the preliminary plans from SCDOT and it is not to bridge the 501 but is to raise the road level up that is causing more of the damming and he feels that everyone that lives in Conway has been lied to since Matthew and now Florence. They are saying that the damming is not creating any ill effects on the river and now we have definitive proof that it was a foot higher on the North side of 501 versus now and voting is coming up real quick. everybody needs to let everybody that they are voting for know that this is an issue that has effected everybody. He said that he isn’t sure how the Planning Commission should present it back to City Council but wants it to come up on our Agenda to vote. He thinks it would be a huge mistake to spend the money to temporary a dam and raising a road that we are still going to have an issue with. He stated that we need 6 lanes through there and this seems like this is a great catalyst to put this in now.

O’Neil said that we have all witnessed what we saw and heard what we were told. He said that it is not just 501 Bypass, Business too. You could drive on that road and see that the amount of water was higher on one side and the water rushing through. All of this area is a flood zone. If the water starts rising and can’t go through the flood planning naturally as it should, you are causing this. He stated that he agrees with Green.

ADJOURN

Green made a motion, seconded by Hyman, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:38 p.m.

Approved and signed this ______ day of ______, 2018.

Brantley Green, Chairman